

**BOARD OF LOCAL IMPROVEMENTS  
DOWNERS GROVE SANITARY DISTRICT**

**PROPOSED AGENDA**

July 20, 2021

6:45 p.m.

- I. Election of Officers
- II. Approve Minutes of May 18, 2021
- III. Public Comment
- IV. P704: 4014,4017,4018 and 4025 Venard Road, Downers Grove – Proposed Sanitary Main Extension for Four Existing Single Family Homes
- V. P705: 1055 63<sup>rd</sup> Street, Downers Grove – Proposed Sanitary Main Extension for Two New Construction Single Family Homes

**DOWNERS GROVE SANITARY DISTRICT**  
**M E M O**

DATE: July 20, 2021

TO: BOARD OF LOCAL IMPROVEMENTS

FROM: Amy R. Underwood  
General Manager

RE: Election of BOLI officers for Fiscal Year 2021-2022

On May 18, 2021, the Board of Trustees re-appointed the members of the Board of Local Improvements for Fiscal Year 2021-2022. The BOLI will need to elect officers for the fiscal year at the July 20, 2021 meeting. The following excerpt is from previous minutes for your reference.

Election of Officers

A motion was made by Jungwirth seconded by Scacco nominating Kenneth J. Rathje as President of the Board of Local Improvements, closing the nominations and electing Kenneth J. Rathje as President. The motion carried. (Votes recorded: Ayes–Rathje, Jungwirth and Scacco.) A motion was made by Scacco seconded by Jungwirth nominating Robert T. Jungwirth as Vice President, closing the nominations, and electing Robert T. Jungwirth as Vice President. The motion carried. (Votes recorded: Ayes–Rathje, Jungwirth and Scacco.) A motion was made by Jungwirth seconded by Rathje nominating Mark J. Scacco as Clerk, closing the nominations, and electing Mark J. Scacco as Clerk. The motion carried. (Votes recorded: Ayes–Rathje, Jungwirth and Scacco.)

cc: WDVb, AES, PWC, KWS, WCC, & MGP

## BOARD OF LOCAL IMPROVEMENTS MINUTES

May 18, 2021

A meeting of the Board of Local Improvements of the Downers Grove Sanitary District was held on Tuesday, May 18, 2021. The meeting was held virtually online through Zoom, a video conferencing app. Present were Board Members Kenneth J. Rathje, Robert T. Jungwirth and Mark J. Scacco, General Manager Amy R. Underwood, Administrative Supervisor W. Clay Campbell, Sewer Construction Supervisor Keith W. Shaffner, Information Coordinator Alyssa J. Caballero and Attorney for the District Michael G. Philipp. Developer Noel Hoekstra was also present. President Rathje called the meeting to order at 6:00 p.m.

### Determination to Hold Meeting Virtually

In accordance with Illinois Senate Bill 2135, signed into law by Governor Pritzker on June 12, 2020, Board Member Rathje, as President of the District's Board of Local Improvements has determined the following: (1) that due to the Governor issuing a disaster declaration related to public health concerns and all or part of the District's jurisdiction is covered by the disaster area; and (2) that an in-person meeting is not practical or prudent because of the disaster. As a result, this special Downers Grove Sanitary District Board of Local Improvements meeting shall be held virtually and in doing so shall comply with all other Open Meetings Act provisions referenced in Illinois Senate Bill 2135.

### Minutes of April 20, 2021 Meeting

A motion was made by Jungwirth seconded by Scacco approving the minutes as revised of the meeting held on April 20, 2021. The motion carried.

### Public Comment – None

### P703 – 310 W. 60<sup>th</sup> Street, Downers Grove

The Board reviewed a request for sanitary sewer service from Noel Hoekstra, developer, for a single family home on a 0.91 gross acre parcel at 310 W. 60<sup>th</sup> Street, Downers Grove. The property is within the District's Facilities Planning Area, and is within the District's current corporate limits. The proposed use will generate an estimated wastewater flow of 350 gallons per day or a density of 3.8 PE per acre. Service can be provided to this project by extension of the Sanitary District sewers located on 60<sup>th</sup> Street. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommended approval of this request. Trustee Scacco inquired about the depth of the sewer pipe installation, as well as if this project would subject additional parcels along the route of the proposed sewer main to recapture. President Rathje asked staff if service could be provided to the lots to the east of this property from the existing manhole. Trustee Jungwirth inquired about the house at 310 W. 60<sup>th</sup> Street in Westmont. Staff advised the Board on the history of addressing issues in the area. A motion was made by Scacco seconded by Jungwirth approving this request subject to annexation, receipt of Illinois EPA permit, construction of necessary sewer extension, payment of all fees per ordinance, compliance with all District ordinances and standard conditions. The motion carried. (Votes recorded: Ayes–Rathje, Jungwirth and Scacco.)

Upon a motion by Jungwirth seconded by Scacco, the meeting was adjourned at 6:10 p.m. The motion carried.

Approved: July 20, 2021

Attest: \_\_\_\_\_  
Clerk

\_\_\_\_\_  
President

**BOARD OF LOCAL IMPROVEMENTS**  
**July 20, 2021**  
**STAFF BRIEFING**

P704: 4014, 4017, 4018, 4025 Venard Road, Downers Grove, IL

**REQUEST:**

John Athans (4017 Venard) Owner, is requesting sanitary sewer service for four single family homes on a 3.03 gross acreage parcels (combined acreage) at the above locations. These properties are within the District's Facilities Planning Area (FPA), but are not within the District's current corporate limits. The proposed development will generate an estimated wastewater flow of 1,400 gallons per day or a density of 4.6 PE per acre, which is within the District design flow allocation of 10 PE per acre for residential parcels. This is based on a flow factor of 3.5 PE per house.

**SUMMARY:**

Service can be provided to these properties by extension of the District's existing sewer located at 4003 Venard. The proposed sewer design complies with the Sanitary District's Unsewered Area Plan. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommends approval of this request subject to annexation, receipt of an Illinois EPA permit, construction of the necessary sewer extension, payment of all fees per ordinance, compliance with all District ordinances and standard conditions.

DOWNERS GROVE SANITARY DISTRICT  
2710 CURTISS STREET  
DOWNERS GROVE, ILLINOIS 60515  
(630) 969-0664

SANITARY SEWER SERVICE REQUEST

Location Venard Rd Properties - @ 4017/4018/4014/4025 Venard Rd - Recaptures on 2 lots includ

Legal Description Lot 58/57/40/4 Block Venard F Subdivision None

East of Burnington Highlands/South of OrchardBrook P.I.N. Varies over 6 lots/parcels

Name of Owner on Deed Athans/Vischer/Sherman/Carter Phone No. Athans - 3128353221 (cell)

Developer Athans - Project Manager - group Phone No. 3128353221

Name of Person Making Request John Athans - 4017 Phone No. 3128353221

E mail: johnathanschicago@gmail.com

Address (we will be sending information regarding this request; please be sure address is legible)

4017 Venard Rd Downers Grove, Illinois 60515

This Applicant's Interest in This Property Owner - Project Coordinator for neighbors  
(Owner/Developer/Beneficiary Land Trust, etc.)

Number of Acres Involved @ 4.5 Present Zoning \_\_\_\_\_ Proposed Zoning \_\_\_\_\_

Is the Property (A) Improved X (B) Vacant \_\_\_\_\_

(A) If Improved, Describe Improvements Storm Sewers at street - sidewalks East side - all utilities inclu

Number & Type of Units 4 single family homes - 2 future recapture Lot 39 and 56 (TBD - unknown)

(B) If Vacant or Additional Improvements or Remodeling Are Proposed, Describe n/a

Number & Type of Units \_\_\_\_\_

Estimated Starting Date of Project Fall 2021

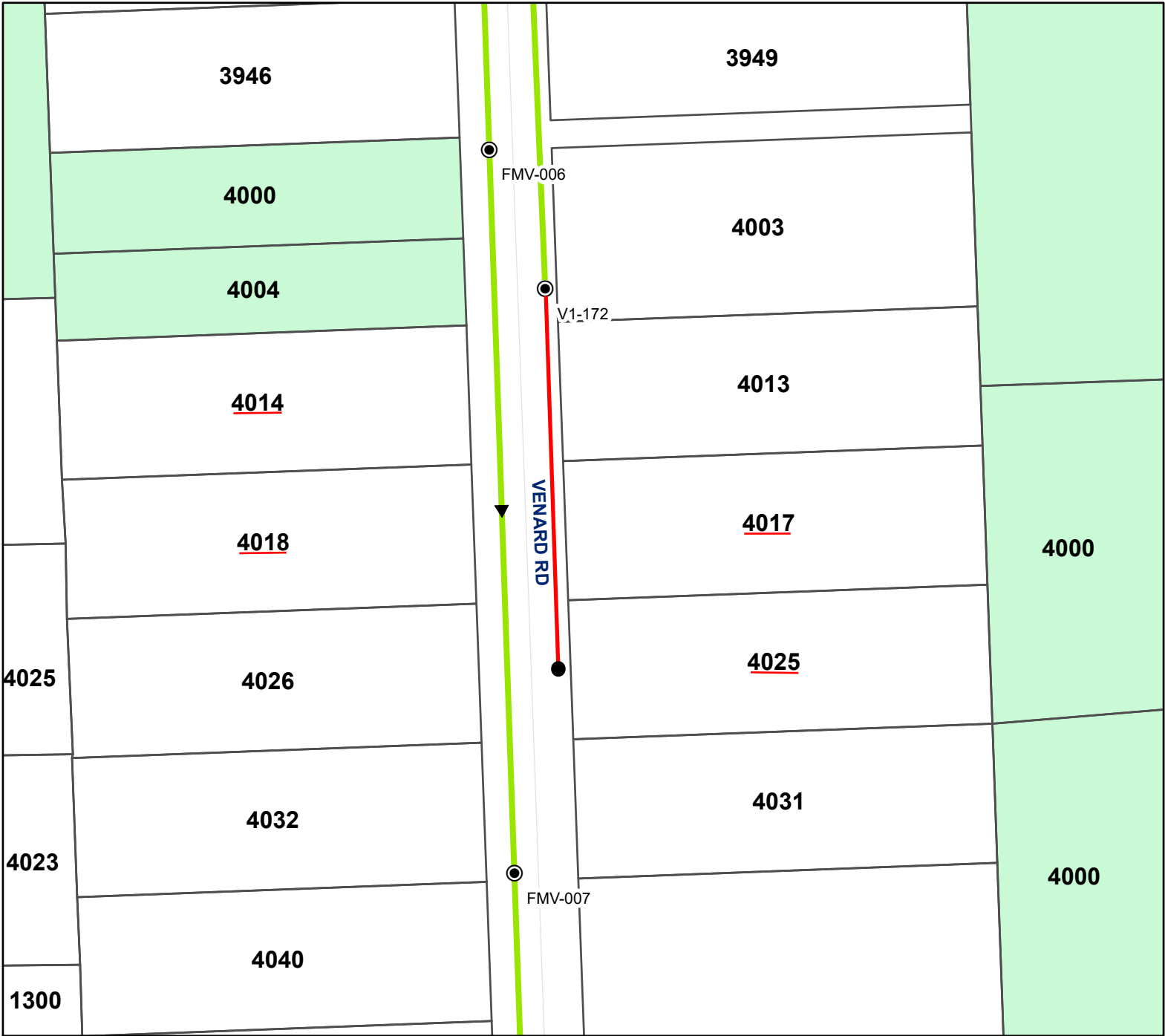
If You Propose to Annex to a Community, Which One n/a - Downers Grove proper

**NOTE:** If this request is for

- a multiple family development, indicate the number of units for each bedroom count.
- a restaurant, indicate the seating capacity and hours of operation. If drive-up is proposed, give the number of orders per day.
- a commercial project, indicate the floor area.
- an office/warehouse or light manufacturing development, indicate the floor area.
- an office/research development, indicate the floor area and number of employees.
- commercial/industrial buildings(s), provide an estimate of wastewater flow in gallons per day

**\*\*SERVICE REQUEST APPROVALS ARE VALID FOR SIX MONTHS\*\***

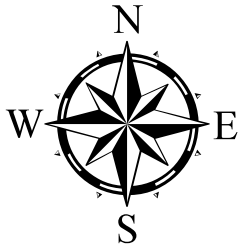
**Downers Grove Sanitary District  
Board of Local Improvements  
4025 Venard Road  
P704**

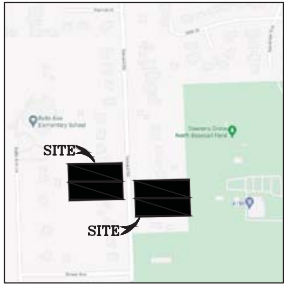


**Legend**

- Sanitary Manholes
- ➔ Sanitary Sewer
- DGSD Boundary

0 40 80 160  
Feet



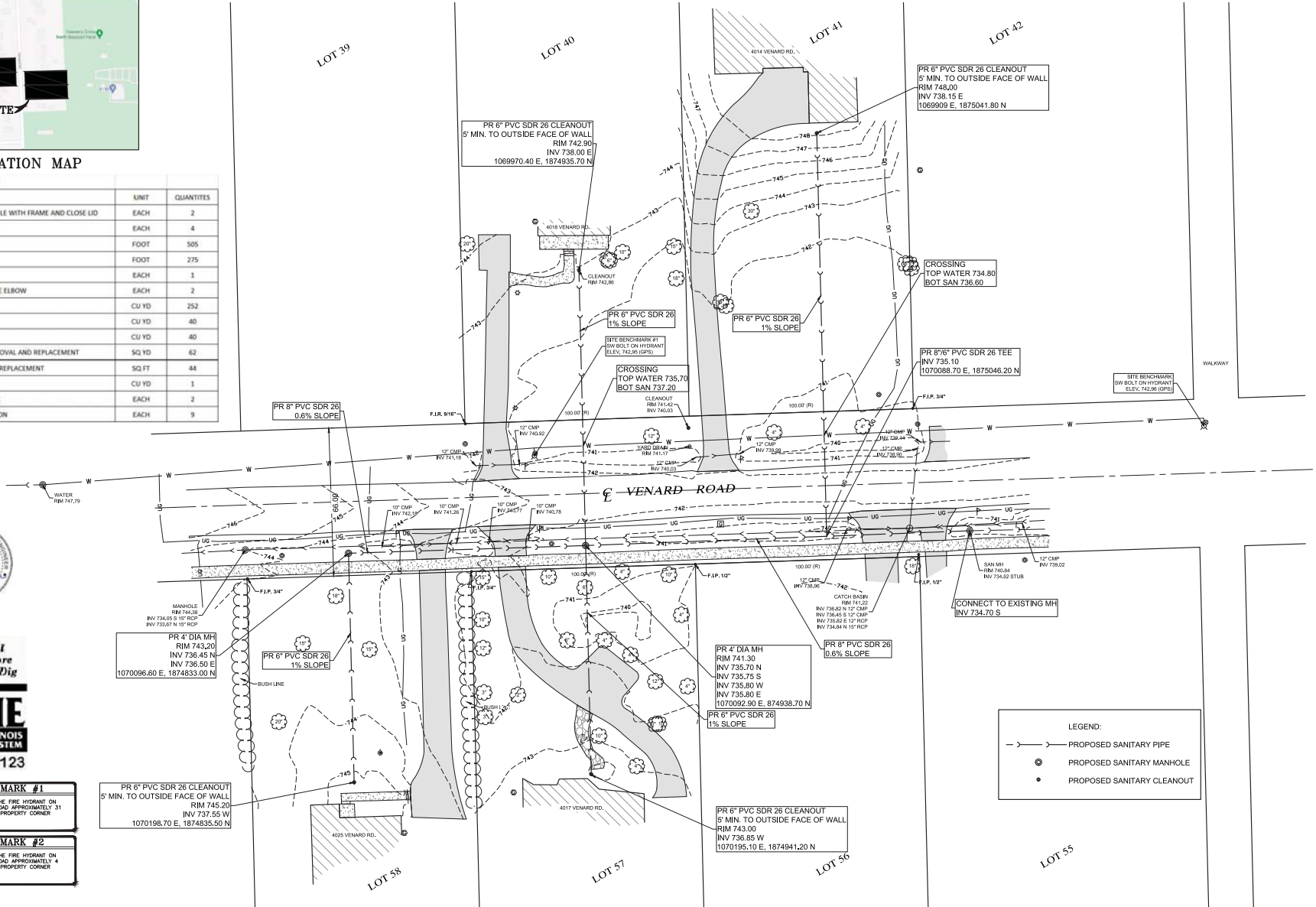


LOCATION MAP

INDEX OF SHEETS	
1.	SITE PLAN
2.	EROSION CONTROL AND RESTORATION PLAN
3.	PROFILE AND CROSS SECTIONS
4.-5.	STANDARD DETAILS

SUMMARY OF QUANTITIES			
NO.	PAY ITEM	UNIT	QUANTITIES
1	4" DIA. STANDARD MANHOLE WITH FRAME AND CLOSE LID	EACH	2
2	6" PVC SDR 26 CLEANOUT	EACH	4
3	6" PVC SDR 26 PIPE	FOOT	505
4	8" PVC SDR 26 PIPE	FOOT	275
5	8" 6" PVC SDR 26 TEE	EACH	1
6	6" PVC SDR 26 - 45 DEGREE ELBOW	EACH	2
7	TRENCH BACKFILL	CU YD	252
8	GRANULAR CRADLE	CU YD	40
9	GRANULAR BACKFILL	CU YD	40
10	PAVEMENT OR DRIVE REMOVAL AND REPLACEMENT	SQ YD	62
11	SIDEWALK REMOVAL AND REPLACEMENT	SQ FT	44
12	CLASS X CONCRETE	CU YD	1
13	TEMPORARY DITCH CHECK	EACH	2
14	INLET AND PIPE PROTECTION	EACH	9

LOTS 57, 58, 40 & 41 IN ARTHUR T. MONTOSH AND CO'S DOWNERS GROVE ACRES, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 26, 1924 AS DOCUMENT 179451, IN DUPAGE COUNTY, ILLINOIS.



SITE BENCHMARK #1	
SOUTHWEST FLANGE BOLT ON THE FIRE HYDRANT ON THE NORTH SIDE OF VENARD ROAD APPROXIMATELY 31 FEET EAST OF THE SOUTHWEST PROPERTY CORNER OF LOT 40. ELEVATION = 742.95 (GPS)	
SITE BENCHMARK #2	
SOUTHWEST FLANGE BOLT ON THE FIRE HYDRANT ON THE NORTH SIDE OF VENARD ROAD APPROXIMATELY 4 FEET EAST OF THE SOUTHWEST PROPERTY CORNER OF LOT 42. ELEVATION = 742.96 (GPS)	

SITE PLAN  
4014, 4018, 4017 & 4025 VENARD ROAD  
DOWNERS GROVE, ILLINOIS

Morris Engineering, Inc.  
Civil Engineering & Consulting  
515 Warramills Road, Suite A, 60332  
Phone: (630) 271-0770  
Fax: (630) 271-0774  
Website: www.morris-e.com



FIELD CHECK:	FW
DESIGN BY:	JGS
CHECKED BY:	TC
APPROVED BY:	TC
DATE:	6/11/2021
SCALE:	HORIZ 1"=20'
VERT:	NONE
SHEET	
1	
OF 5 SHEETS	
PROJ # 21-05-2004	



**BOARD OF LOCAL IMPROVEMENTS**  
**July 20, 2021**  
**STAFF BRIEFING**

P705: 1105 63<sup>rd</sup> Street, Downers Grove, IL

**REQUEST:**

Demetrios Panos, Owner and Developer, is requesting sanitary sewer service for two single family homes on a .60 gross acreage parcels (combined acreage) at the above location. These properties are within the District's Facilities Planning Area (FPA), but are not entirely within the District's current corporate limits. The proposed development will generate an estimated wastewater flow of 700 gallons per day or a density of 11.7 PE per acre, which is above the District design flow allocation of 10 PE per acre for residential parcels by 1.7 PE. Trunk Sewer Service Charge will be collected to offset the PE per acre overage. This is based on a flow factor of 3.5 PE per house.

**SUMMARY:**

Service can be provided to these properties by extension of the District's existing sewer located at Carpenter and Adelia. The proposed sewer design complies with the Sanitary District's Unsewered Area Plan. The downstream trunk sewers have adequate reserve capacity to serve this request. Staff recommends approval of this request subject to annexation, receipt of an Illinois EPA permit, construction of the necessary sewer extension, payment of all fees per ordinance, compliance with all District ordinances and standard conditions.

DOWNERS GROVE SANITARY DISTRICT  
2710 CURTISS STREET  
DOWNERS GROVE, ILLINOIS 60515  
(630) 969-0664

SANITARY SEWER SERVICE REQUEST

Location SE Corner of Carpenter St. & 63RD ST, DOWNERS GROVE  
Legal Description Lot 25,26,27,28 Block 1 Subdivision DOWNERS GROVE ESTATE S  
P.I.N. 09-20-107-001;002;003  
Name of Owner on Deed PEAK CUSTOM HOMES Phone No. 708-269-3322  
Developer PEAK CUSTOM HOMES Phone No. 708-269-3322  
Name of Person Making Request DEMETRIOS PANOS Phone No. 708-269-3322  
E mail: dpanoscld@hotmail.com

Address (we will be sending information regarding this request; please be sure address is legible)

6018 SUNSET AVE. LAGRANGE HIGHLANDS, IL 60525

This Applicant's Interest in This Property OWNER  
(Owner/Developer/Beneficiary Land Trust, etc.)

Number of Acres Involved .31 Present Zoning R-4 Proposed Zoning R-4

Is the Property (A) Improved \_\_\_\_\_ (B) Vacant X

(A) If Improved, Describe Improvements —

Number & Type of Units —

(B) If Vacant or Additional Improvements or Remodeling Are Proposed, Describe \_\_\_\_\_

2 SINGLE FAMILY HOMES PROPOSED

Number & Type of Units 2 ; SFR

Estimated Starting Date of Project 08/2021

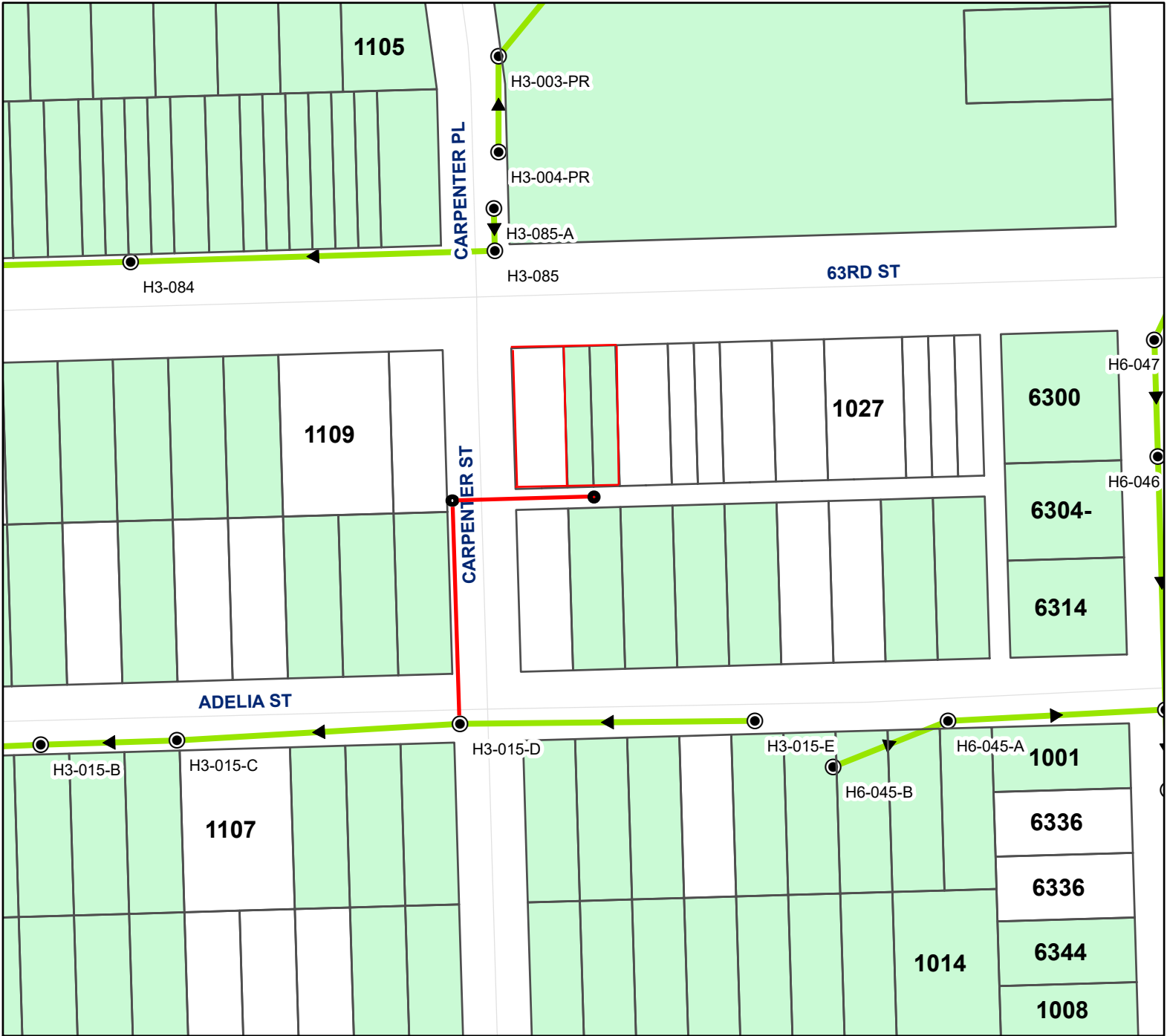
If You Propose to Annex to a Community, Which One DOWNERS GROVE

**NOTE:** If this request is for

- a multiple family development, indicate the number of units for each bedroom count.
- a restaurant, indicate the seating capacity and hours of operation. If drive-up is proposed, give the number of orders per day.
- a commercial project, indicate the floor area.
- an office/warehouse or light manufacturing development, indicate the floor area.
- an office/research development, indicate the floor area and number of employees.
- commercial/industrial buildings(s), provide an estimate of wastewater flow in gallons per day

**\*\*SERVICE REQUEST APPROVALS ARE VALID FOR SIX MONTHS\*\***

Downers Grove Sanitary District  
Board of Local Improvements  
1055 63rd Street  
P705



**Legend**

- Sanitary Manholes
- ➔ Sanitary Sewer
- DGSD Boundary

0 55 110 220  
Feet

